



**MINUTES
SPECIAL CITY COUNCIL MEETING
December 29, 2020**

CALL TO ORDER

The meeting was called to order at 6:00 pm.

Present: Mayor: Charlie Miner; Council: Jahn Dyvik and Michelle Jerde

Staff Present: City Administrator: Scott Weske; Planning Consultant: Hannah Rybak; and City Engineer: Alex Mollenkamp

Absent: Council: Tom Skjaret and Deirdre Kvale (both with prior notice)

APPROVE AGENDA

A motion was made by Jerde, seconded by Dyvik, to approve the agenda as presented. Ayes: all by roll call.

BUSINESS ITEMS

Planning Case #2020-06/Request for Approval of a Final Plat for The Borough Apartment Project to be located at 455-545 Virginia Avenue and 2045 Wayzata Boulevard W

Planning Consultant Rybak gave an overview of the proposed apartment project. She explained that 'The Borough' will consist of 70 townhome-style apartments divided between seven buildings during two phases. She indicated that the unit sizes would range from around 800 square feet to 1,140 square feet offering a mix of one-bedroom and two-bedroom units. She noted that there are purchase agreements in place for all of the involved properties on Virginia Avenue with the exception of 525 Virginia Avenue; however, that owner provided a letter of consent to be included in the project planning though they are not yet willing to sell. She reviewed criteria for Final Plat approval, noting that the Comprehensive Plan guides the properties for Downtown Village Mixed Use, and explained that the project meets City standards and remains consistent with the approved Preliminary Plat. She reported that there will be \$16,096.50 of park dedication funds that will be contributed by the developer to the City's Park Fund.

City Engineer Mollenkamp discussed engineering considerations to be addressed as part of 'The Borough' project. She explained that the watermain and sanitary sewer will remain public and the storm sewer will be a private system maintained by the landowner. She pointed out that the plan includes a proposed parking lot north of City Hall and noted that the County has required a median to be installed along Brown Road to prevent left turns. She reviewed the progress of fire and engineering considerations specific to the project and highlighted the permits that will be required.

Rybak stated that staff and the Planning Commission recommend approval of the Final Plat for 'The Borough' apartment project subject to the three conditions listed in the staff report.

A motion was made by Dyvik, seconded by Jerde, to approve adopt Resolution No. 2020-56 approving the request for a Final Plat for The Borough apartment community to be located at the subject properties with the following conditions, to be met prior to building permit issuance:

- 1. A signed development agreement and financial security is submitted.*
- 2. All Engineering comments in the memo dated December 16, 2020 are addressed and approved by the City Engineer.*
- 3. All Fire comments in the memo dated December 16, 2020 are addressed and approved by the Fire Chief.*

Ayes: all by roll call.

Consent to Assignment of Purchase Agreement, Approval of Development Agreement, and Authorization to Close on the Sale of the Virginia Avenue Property

With approval of the Final Plat complete and EDA authorization action taken consenting to the assignment of the purchase agreement to The Borough, LLC and to closing on the sale of the City owned Virginia Avenue property; City Attorney Thames introduced the next steps in this process for Council consent of assignment of the purchase agreement, approval of the development agreement, and authorization to close on the sale of the Virginia Avenue property.

A motion by Jerde, seconded by Dyvik, to approve Resolution No. 2020-58, a Resolution Consenting to the Assignment of the Purchase Agreement with Lifestyle Communities, LLC to The Borough, LLC and authorizing the Mayor and City Administrator to execute all documents necessary to facilitate the closing of the sale of PID 34-118-23-24-0078. Ayes: all by roll call.

OTHER BUSINESS

Farewell to Council Member Jerde - Mayor Miner stated that this was Council member Jerde's last meeting and wished her well in her next endeavors.

Appreciation From Virginia Avenue Residents - Various residents and property owners along Virginia Avenue expressed their appreciation to the Council for their work to finally move progress forward along Virginia Avenue.

ADJOURN

Hearing no objection, Mayor Miner adjourned the meeting by general consent at 6:26 pm.

Respectfully submitted,

Scott Weske
City Administrator